

DENVER INTERNATIONAL BUSINESS CENTER
METROPOLITAN DISTRICT NO. 1 (“DISTRICT”)

8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Phone: 303-779-5710

www.dibcmd.com

NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	March 3, 2021
TIME:	2:00 p.m.
LOCATION:	<u>DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.</u>
ACCESS:	You can attend the meetings in any of the following ways: <ol style="list-style-type: none">1. To attend via Microsoft Teams Videoconference, e-mail Kathy.suazo@clacconnect.com to obtain a link to the videoconference.2. To attend via telephone, dial 720-547-5281 and enter the following additional information:<ol style="list-style-type: none">a. Meeting ID: 265 065 60#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Ferdinand L. Belz, III	President	May, 2022
Marcia Lujan	Treasurer	May, 2023
Mark T. Throckmorton	Secretary	May, 2022
Henry (Rick) Wells	Assistant Secretary	May, 2023
Matthew Stewart	Assistant Secretary/Treasurer	May, 2022

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting, posting of meeting notice and designate 24-hour posting location. Approve agenda.

C. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

D. Review and consider approval of minutes from the December 2, 2020 Special Board Meeting (enclosure).

II. FINANCIAL MATTERS

A. Approve and/or ratify approval of payment of claims (enclosure).

B. Review and consider approval of December 31, 2020 Unaudited Financial Statements (enclosure).

III. LEGAL MATTERS

A. Discuss potential inclusions of property into the boundaries of the District and timing related to same.

IV. MANAGER MATTERS

A. Ratify approval of Lighting Inspection Agreement – Exterior by and between the District and Colorado Lighting, Inc. (enclosure).

V. CAPITAL IMPROVEMENTS

A. Review and consider acceptance of Denver International Business Center Engineer's Report and Certification #03 Phase II: Pena Station Filing 2, DIBC Filing 7, dated September 11, 2020, in the amount of \$116,672.43, prepared by Ranger Engineering, LLC (enclosure).

B. Review and consider acceptance of Denver International Business Center Engineer's Report and Certification #04 Phase II: Pena Station Filing 2, DIBC Filing 7, dated March 3, 2021, prepared by Ranger Engineering, LLC (to be distributed).

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regular meeting is scheduled for June 2, 2021 at 2:00 p.m.